

1 BILL NO. R-87-07- 32

2 DECLARATORY RESOLUTION NO. R- 51-87

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as Lot 32 Centennial  
7 Park, Section V, Fort Wayne, Indiana.  
(Independence Realty [An Indiana  
Partnership] and R.U.S.H. Solution  
Service, Inc. D/B/A RUSH, Inc.,  
Petitioners).

8 WHEREAS, Petitioner has duly filed its petition dated  
9 July 24, 1987, to have the following described property  
10 designated and declared an "Economic Revitalization Area" under  
11 Division 6, Article II, Chapter 2 of the Municipal Code of the  
12 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
13 12.1, to-wit:

14 Lot Numbered 32 in Centennial  
15 Industrial Park, Section V, as  
16 recorded in the plat thereof in  
the Office of the Recorder of  
Allen County, Indiana;

17 said property more commonly known as Lot 32 Centennial Park,  
18 Section V, Fort Wayne, Indiana;

19 WHEREAS, it appears that said petition should be pro-  
20 cessed to final determination in accordance with the provisions  
21 of said Division 6.

22 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
23 OF THE CITY OF FORT WAYNE, INDIANA:

24 SECTION 1. That, subject to the requirements of Section  
25 4, below, the property hereinabove described is hereby designated  
26 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
27 12.1. Said designation shall begin upon the effective date of  
28 the Confirming Resolution referred to in Section 3 of this Resolu-  
29 tion and shall continue for one (1) year thereafter. Said desig-  
30 nation shall terminate at the end of that one-year period.

31 SECTION 2. That upon adoption of this Resolution:

32 (a) Said Resolution shall be filed with the Allen  
33 County Assessor;



1       Page Two

2               (b) Said Resolution shall be referred to the Committee  
3               on Finance and shall also be referred to the De-  
4               partment of Economic Development requesting a re-  
5               commendation from said department concerning the  
6               advisability of designating the above designated  
7               area an "Economic Revitalization Area";

8               (c) Common Council shall publish notice in accordance  
9               with I.C. 5-3-1 of the adoption and substance of  
10              this Resolution and setting this designation as an  
11              "Economic Revitalization Area" for public hearing;

12             (d) If this Resolution involves an area that has al-  
13             ready been designated an allocation area under  
14             I.C. 36-7-14-39, then the Resolution shall be re-  
15             ferred to the Fort Wayne Redevelopment Commission  
16             and said designation as an "Economic Revitalization  
17             Area" shall not be finally approved unless said  
18             Commission adopts a resolution approving the peti-  
19             tion.

20             SECTION 3. That, said designation of the hereinabove  
21             described property as an "Economic Revitalization Area" shall  
22             only apply to a deduction of the assessed value of real estate.

23             SECTION 4. That this Resolution shall be subject to  
24             being confirmed, modified and confirmed or rescinded after public  
25             hearing and receipt by Common Council of the above described re-  
26             commendations and resolution, if applicable.

27             SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is  
28             hereby determined that the deduction from the assessed value of  
29             the real property shall be for a period of six (6) years.

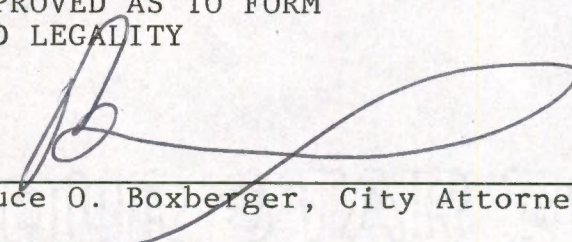


1 Page Three

2 SECTION 6. That this Resolution shall be in full force  
3 and effect from and after its passage and any and all necessary  
4 approval by the Mayor.

5   
6 \_\_\_\_\_ Councilmember

7 APPROVED AS TO FORM  
8 AND LEGALITY

9   
10 \_\_\_\_\_  
11 Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_ seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. J. Stier seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>8</u>	_____	_____	<u>1</u>	_____
BRADBURY	<u>✓</u>	_____	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____	_____
EISBART	<u>✓</u>	_____	_____	_____	_____
GIAQUINTA	_____	_____	_____	<u>✓</u>	_____
HENRY	<u>✓</u>	_____	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____	_____
SCHMIDT	<u>✓</u>	_____	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____	_____

DATE: 7-28-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-5187 on the 28th day of July, 1987.

ATTEST:

(SEAL)

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of July, 1987, at the hour of 10:00 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of July, 1987, at the hour of 11:00 o'clock A. M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

  X   Real Estate Improvements  
       Personal Property (New Manufacturing Equipment)  
       Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: Independence Realty (An Indiana Partnership) and  
R.U.S.H. Solution Service, Inc. D/B/A RUSH, Inc.

Address of Applicant's Principle Place of Business:

2727-1 Lofty Drive

Ft. Wayne, IN 46808

Phone Number of Applicant: (219) 432-7722

Street Address of Property Seeking Designation:

Lot 32 Centennial Park, Section V

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>    </u>
Is the project site within the flood plain?	<u>    </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>    </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>  X  </u>	<u>  #  </u>
Is the project site within a platted industrial park?	<u>  X  </u>	<u>    </u>
Is the project site within the designated downtown area?	<u>    </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>    </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>    </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>    </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>    </u>	<u>  X  </u>



C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?

Sale and service of x-ray generating and processing equipment and  
sale of x-ray accessories.

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

N/A

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land 43,000.00

Improvements 300,000.00

Total 343,000.00

What was amount of Total Property Taxes owed during the immediate past year? 320.00 for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

10,000 square foot pre-engineered building with 2,000 square feet of  
office area, parking lot and truck dock.

Cost of Improvements: \$300,000.00

Development Time Frame:

When will physical aspects of improvements begin? 9/1/87

When is completion expected? 1/30/88

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: N/A



What was amount of Personal Property Taxes owed during the immediate past year? 0 for year 1987.

Give a brief description of new manufacturing equipment to be installed at the project site.

N/A

Cost of New Manufacturing Equipment? \$None

Development Time Frame:

When will installation begin of new manufacturing equipment? N/A

When is installation expected to be completed? N/A

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 9

How many permanent jobs will be created as a result of this project?  
18

Anticipated time frame for reaching employment level stated above?  
18 months

What is the nature of those jobs?

Sales, technical services, warehouse and clerical. Total additional salaries \$200,000.00 annual

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Due to current high real estate cost and company's need to

expand cost inventories of high tech medical radiographic equipment to compete with out-of-state suppliers, tax abatement is requested.

In what Township is project site located? Washington

In what Taxing District is project site located? Ft. Wayne Washington



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

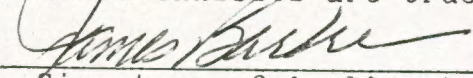
James Barbre

2727-1 Lofty Drive

Ft. Wayne, IN 46808

Phone Number of Contact Person (219) 432-7722

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

  
Signature of Applicant

July 24, 1987

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



# CERTIFICATE OF SURVEY

OFFICE OF

DONOVAN ENGINEERING

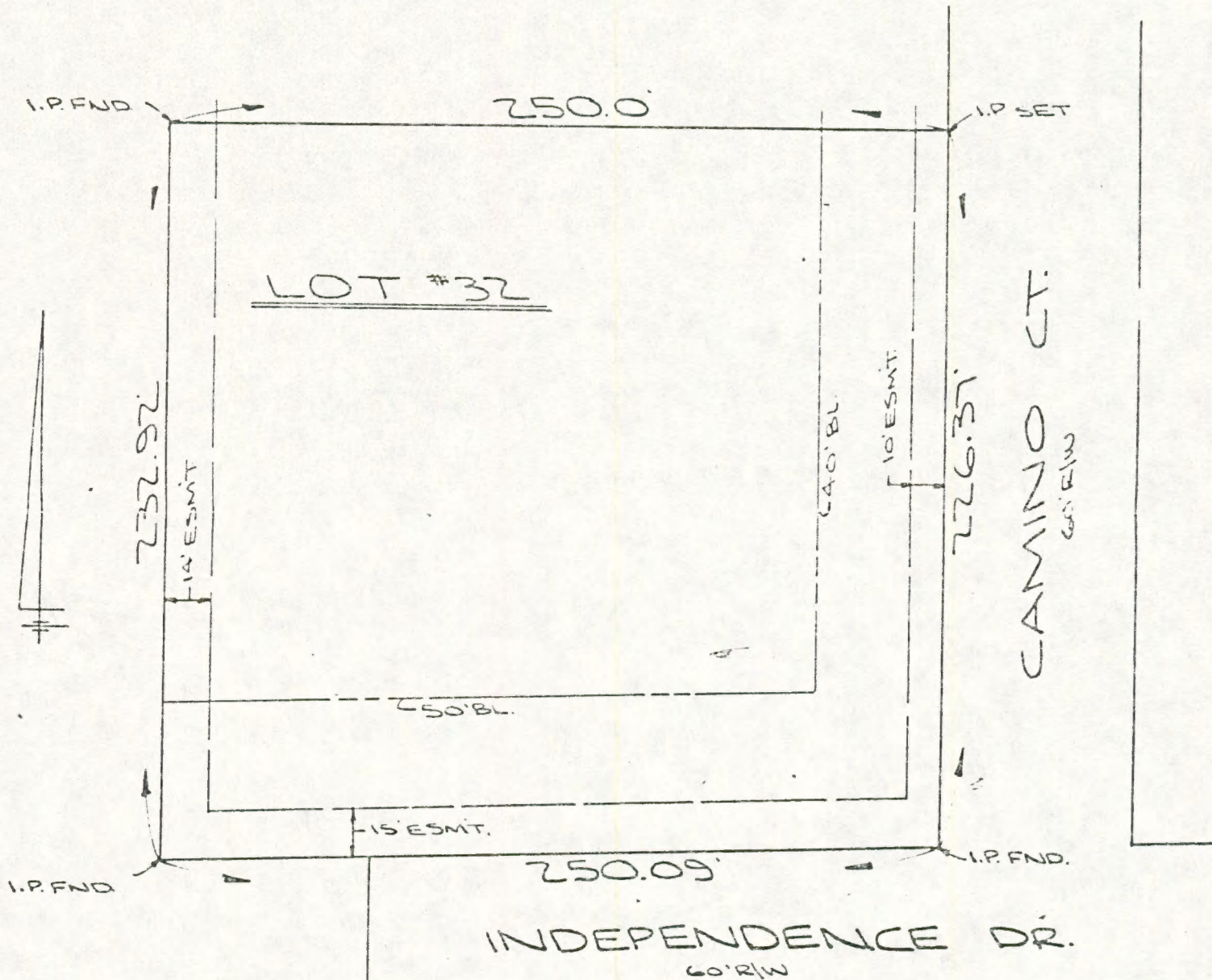
JUN 26 87

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA  
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA  
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA  
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

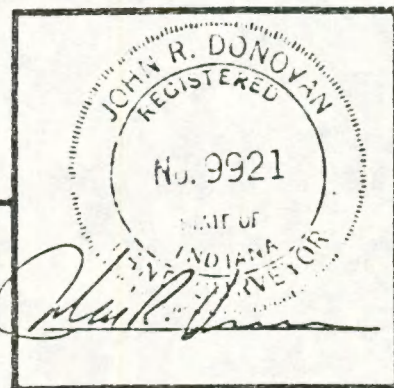
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Lot Numbered 32 in Centennial Industrial Park, Section V, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.



NOTE: According to the Flood Insurance Rate Map, (FIRM) number 180003 0015B, dated April 3, 1985, the herein described real estate is located in Zone "C", and is not in a flood hazard area.

JOB FOR: CENTENNIAL DEV.-BARBRE 6-22-86





Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

87-07-32

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

known as Lot 32 Centennial Park, Section V, Fort Wayne, Indiana.

(Independence Realty [An Indiana Partnership] and R.U.S.H. Solution

Service, Inc. D/B/A RUSH, Inc., Petitioners).

EFFECT OF PASSAGE A 10,000 square foot pre-engineered building with

2,000 square feet of office area, parking lot and truck dock will  
be constructed.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$300,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-87-07-32

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as Lot 32 Centennial Park, Section V, Fort Wayne, Indiana.

(Independence Realty (An Indiana Partnership) and R.U.S.H. Solution  
Service, Inc. D/B/A RUSH, Inc., Petitioners)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)  
(RESOLUTION)

YES

NO

BEN A. EISBART  
CHAIRMAN

JAMES S. STIER  
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 7-28-87

SANDRA E. KENNEDY  
CITY CLERK